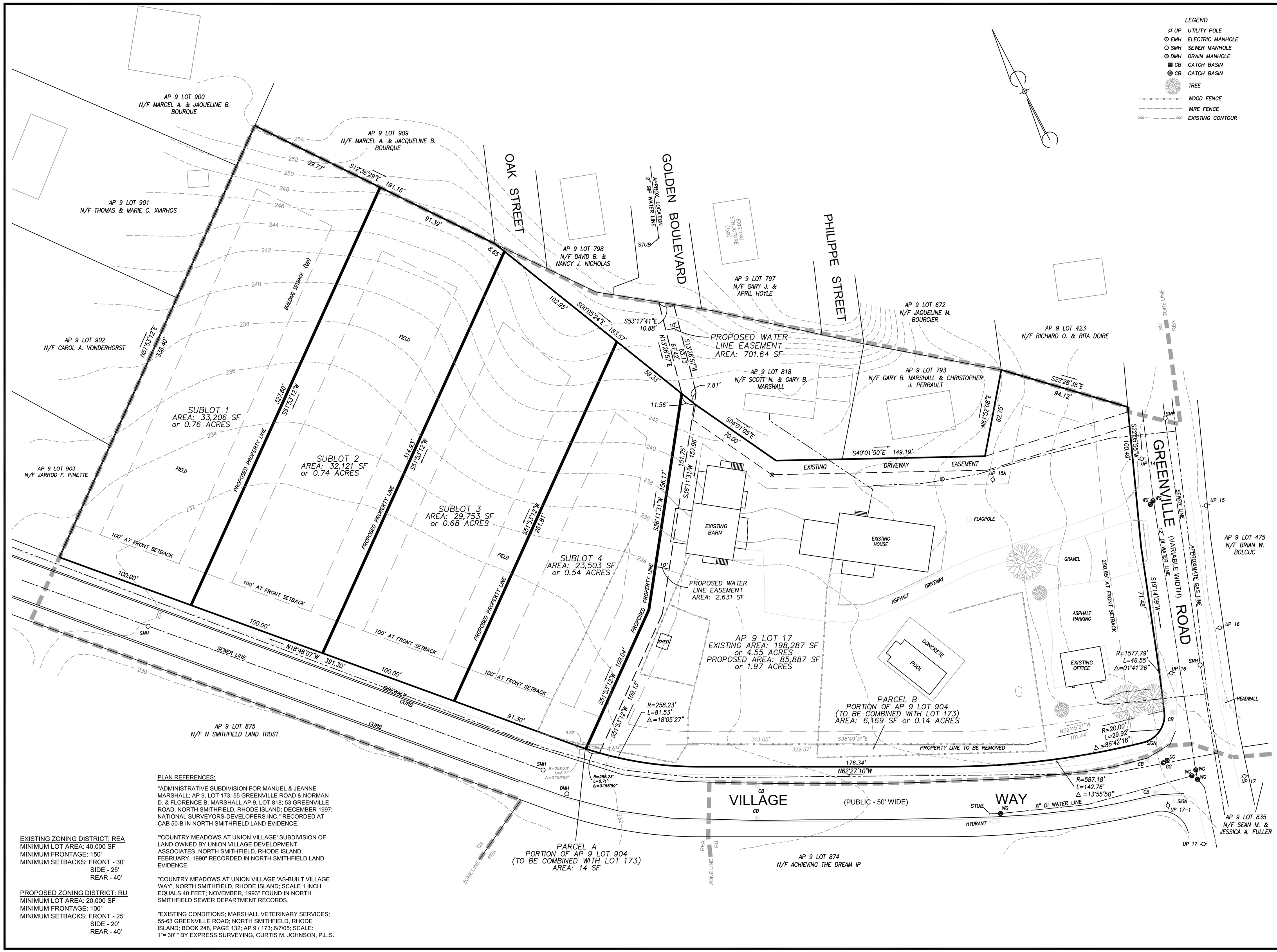


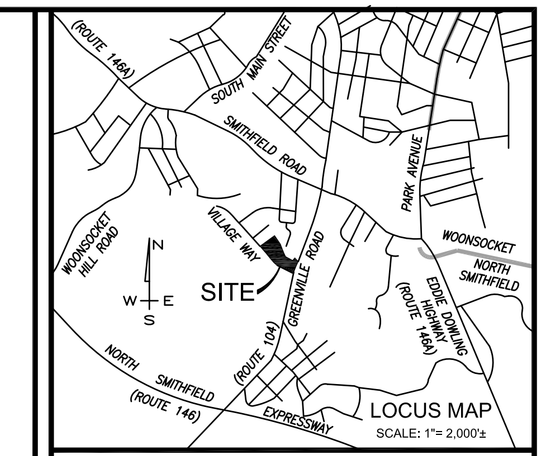


NOTES

1. OWNER/ APPLICANT LOT 173: SCOTT & CAROLINE MARSHALL
   55 GREENVILLE ROAD
   NORTH SMITHFIELD, RI 02896

   OWNER LOT 904: TOWN OF NORTH SMITHFIELD
   PO BOX 248
   SLATERSVILLE, RI 02876
2. TOTAL AREA: 204,336 SF± or 4.6 Acres±
3. EXISTING LOTS: 2 - PROPOSED LOTS: 5.
4. PROPERTY IS NOT LOCATED WITHIN A FLOOD HAZARD AREA AS SHOWN ON FEMA MAP NUMBER 44007C0 157G DATED: MARCH 2, 2009.
5. THIS SITE IS NOT WITHIN A:
   - NATURAL HERITAGE AREA
   - GROUNDWATER PROTECTION OVERLAY DISTRICT
   - WELLHEAD PROTECTION AREA
6. THERE ARE NO EASEMENTS, HISTORIC CEMETERIES ON THE PROPERTY.
7. WETLAND LOCATION BASED ON GIS MAPS.
8. THERE ARE NO WETLANDS ON THE SITE BASED ON GIS.

# PRELIMINARY MINOR SUBDIVISION

FOR

PLAT 9, LOTS 173 & 904
55 GREENVILLE ROAD &
VILLAGE WAY
NORTH SMITHFIELD, RHODE ISLAND
DATE: OCTOBER, 2020
SCALE: 1" = 30'

GRAPHIC SCALE
0' 30' 60' 90'

CERTIFICATION

THIS SURVEY HAS BEEN CONDUCTED AND THE PLAN HAS BEEN PREPARED PURSUANT TO SECTION 9 OF THE RULES AND REGULATIONS ADOPTED BY THE RHODE ISLAND STATE BOARD OF REGISTRATION FOR PROFESSIONAL LAND SURVEYORS ON NOVEMBER 25, 2015, AS FOLLOWS:

LIMITED CONTENT BOUNDARY SURVEY: CLASS I
TOPOGRAPHIC ACCURACY: T-4

STATEMENT OF PURPOSE

THE PURPOSE FOR THE CONDUCT OF THE SURVEY AND THE PREPARATION OF THE PLAN IS AS FOLLOWS: SUBDIVISION.

BY: Marc N Nyberg

MARC N. NYBERG License No. 1797 COA No.: A52

MARC N. NYBERG
No. 1797
PROFESSIONAL LAND SURVEYOR

PLAN REFERENCES:

"ADMINISTRATIVE SUBDIVISION FOR MANUEL & JEANNE MARSHALL; AP 9, LOT 173; 55 GREENVILLE ROAD & NORMAN D. & FLORENCE B. MARSHALL AP 9, LOT 818; 53 GREENVILLE ROAD, NORTH SMITHFIELD, RHODE ISLAND; DECEMBER 1997; NATIONAL SURVEYORS-DEVELOPERS INC." RECORDED AT CAB 50-B IN NORTH SMITHFIELD LAND EVIDENCE.

"'COUNTRY MEADOWS AT UNION VILLAGE' SUBDIVISION OF LAND OWNED BY UNION VILLAGE DEVELOPMENT ASSOCIATES, NORTH SMITHFIELD, RHODE ISLAND, FEBRUARY, 1990" RECORDED IN NORTH SMITHFIELD LAND EVIDENCE.

"COUNTRY MEADOWS AT UNION VILLAGE 'AS-BUILT VILLAGE WAY', NORTH SMITHFIELD, RHODE ISLAND; SCALE 1 INCH EQUALS 40 FEET; NOVEMBER, 1993" FOUND IN NORTH SMITHFIELD SEWER DEPARTMENT RECORDS.

"EXISTING CONDITIONS; MARSHALL VETERINARY SERVICES; 55-63 GREENVILLE ROAD; NORTH SMITHFIELD, RHODE ISLAND; BOOK 248, PAGE 132; AP 9 / 173; 6/7/05; SCALE: 1"= 30 " BY EXPRESS SURVEYING, CURTIS M. JOHNSON, P.L.S.

EXISTING ZONING DISTRICT: REA
MINIMUM LOT AREA: 40,000 SF
MINIMUM FRONTAGE: 150'
MINIMUM SETBACKS: FRONT - 30'
SIDE - 25'
REAR - 40'

PROPOSED ZONING DISTRICT: RU
MINIMUM LOT AREA: 20,000 SF
MINIMUM FRONTAGE: 100'
MINIMUM SETBACKS: FRONT - 25'
SIDE - 20'
REAR - 40'


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| SHEET NUMBER | JOB NUMBER |
|---|---|
| 1 of 1 | 20-014 |